Karen Johnson Davidson County
Batch# 432085 DEEDQC
07/07/2020 02:46:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200707-0073292

Commitment Number: 26583298
Seller's Loan Number: 103654494

After Recording Return To:
ServiceLink
1355 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Adam Wallace and **Sarah Morgan Wallace**, 808 Restover Ct., Nashville, TN 37214

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
108-04-0-140

QUITCLAIM DEED

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Adam Wallace, grantor, a married man, whose mailing address is **808 Restover Ct., Nashville, TN 37214**, for $0.00 (Zero Dollars and Zero Cents) in consideration paid, grants and quitclaims to **Adam Wallace** and **Sarah Morgan Wallace, husband and wife**, as joint tenants with right of survivorship, hereinafter grantees, whose tax mailing address is **808 Restover Ct., Nashville, TN 37214**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 328 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Being the same parcel conveyed to Adam Wallace, a single man from Dianne Pope Sutter and Wayne Sutter, wife and husband, by virtue of a deed dated 12/05/2016, recorded 12/09/2016, in deed book, page, as instrument no. 20161209-0129508 county of Davidson, state of TN.

Property Address is: 808 Restover Ct., Nashville, TN 37214

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was ~~a~~ ~~20161209-0129508~~ recorded in the Register's Office of Davidson County, Tennessee.
20161209-0129508

Parcel ID: 108-04-0-140

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on April 10th, 2020:

Adam Wallace
Adam Wallace

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on April 10, 2020 by **Adam Wallace** who is personally known to me or has produced TN DRIV LIC as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 2, 2022

Carol DiGiore
Notary Public

State of Tennessee
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Subscribed and sworn to before me

This 10 day of April, 2020.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires MAY 2, 2022

(Seal)

Adam Wallace
Affiant

ADAM WALLACE
Print Name

Carol DiGiore
Notary Public

My commission expires:

5-2-22

CAROL DIGIORE
Print Name

Order No.: 26583298

LEGAL DESCRIPTION

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 328 on the Plan of Larchwood, Section 6 of record in Plat Book 6250, Page 235, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same parcel conveyed to Adam Wallace, a single man from Dianne Pope Sutter and Wayne Sutter, wife and husband, by virtue of a deed dated 12/05/2016, recorded 12/09/2016, in deed book , page , as instrument no. 20161209-0129508 county of Davidson, state of TN.

Assessor's Parcel No: 108-04-0-140

True Copy Cerification

I, Jaimi Petrosky, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jaime Petrosky
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Lissette Anne Moree, a notary public for this county and
Notary's Name

state, Jaimi Petrosky, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature ~~I have witnessed~~.

Notary Signature

MY COMMISSION EXPIRES: 5/4/2022

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Lissette Anne Moree, Notary Public
Beaver County
My commission expires May 4, 2022
Commission number 1223847
Member, Pennsylvania Association of Notaries